

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Waco

State: TX

PJ's Total HOME Allocation Received: \$15,098,311

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 38			
% of Funds Committed	93.33 %	92.97 %	17	94.94 %	37	37	
% of Funds Disbursed	88.80 %	82.82 %	9	84.35 %	59	61	
Leveraging Ratio for Rental Activities	6.47	3.89	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	81.38 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	73.07 %	57.46 %	15	68.05 %	47	50	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	70.67 %	1	79.65 %	100	100	
% of 0-30% AMI Renters to All Renters***	97.96 %	37.06 %	1	44.76 %	97	98	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.96 %	96.07 %	26	94.31 %	42	45	
Overall Ranking:			In State:	1 / 38	Nationally:	99	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$6,447	\$13,899		\$25,245	49 Units	6.90 %	
Homebuyer Unit	\$21,227	\$9,312		\$14,395	374 Units	52.90 %	
Homeowner-Rehab Unit	\$16,438	\$29,885		\$20,186	284 Units	40.20 %	
TBRA Unit	\$0	\$3,715		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Waco TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental

\$11,746
\$49,529
\$88,539

Homebuyer

\$74,939
\$58,417
\$71,594

Homeowner

\$17,720
\$32,549
\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 2.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.78

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	6.1	20.3	18.7	0.0
Black/African American:	85.7	47.3	62.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.3	0.4	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.4	0.0

ETHNICITY:

Hispanic	8.2	31.6	18.7	0.0
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HOUSEHOLD SIZE:

1 Person:	0.0	15.2	46.8	0.0
2 Persons:	0.0	19.0	29.6	0.0
3 Persons:	26.5	26.7	10.6	0.0
4 Persons:	32.7	19.8	8.1	0.0
5 Persons:	28.6	12.8	2.8	0.0
6 Persons:	10.2	5.6	1.8	0.0
7 Persons:	2.0	0.5	0.0	0.0
8 or more Persons:	0.0	0.3	0.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	17.4	19.0	0.0
Elderly:	0.0	4.0	68.7	0.0
Related/Single Parent:	75.5	40.9	3.5	0.0
Related/Two Parent:	6.1	32.4	6.0	0.0
Other:	18.4	5.3	2.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	73.5	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	26.5	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Waco State: TX Group Rank: 99
(Percentile)
State Rank: 1 / 38 PJs Overall Rank: 99
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	73.07	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	97.96	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.73	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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